

2 EXISTING CONDITIONS

The approximately 320-acre Mayfair SNI neighborhood, located east of downtown San Jose, is generally bounded by Alum Rock Avenue to the northwest, King Road to the west and U.S. 680 to the east and the south. Its location in the city of San Jose is shown in Figure 1. The neighborhood and its landmarks are shown in Figure 2.

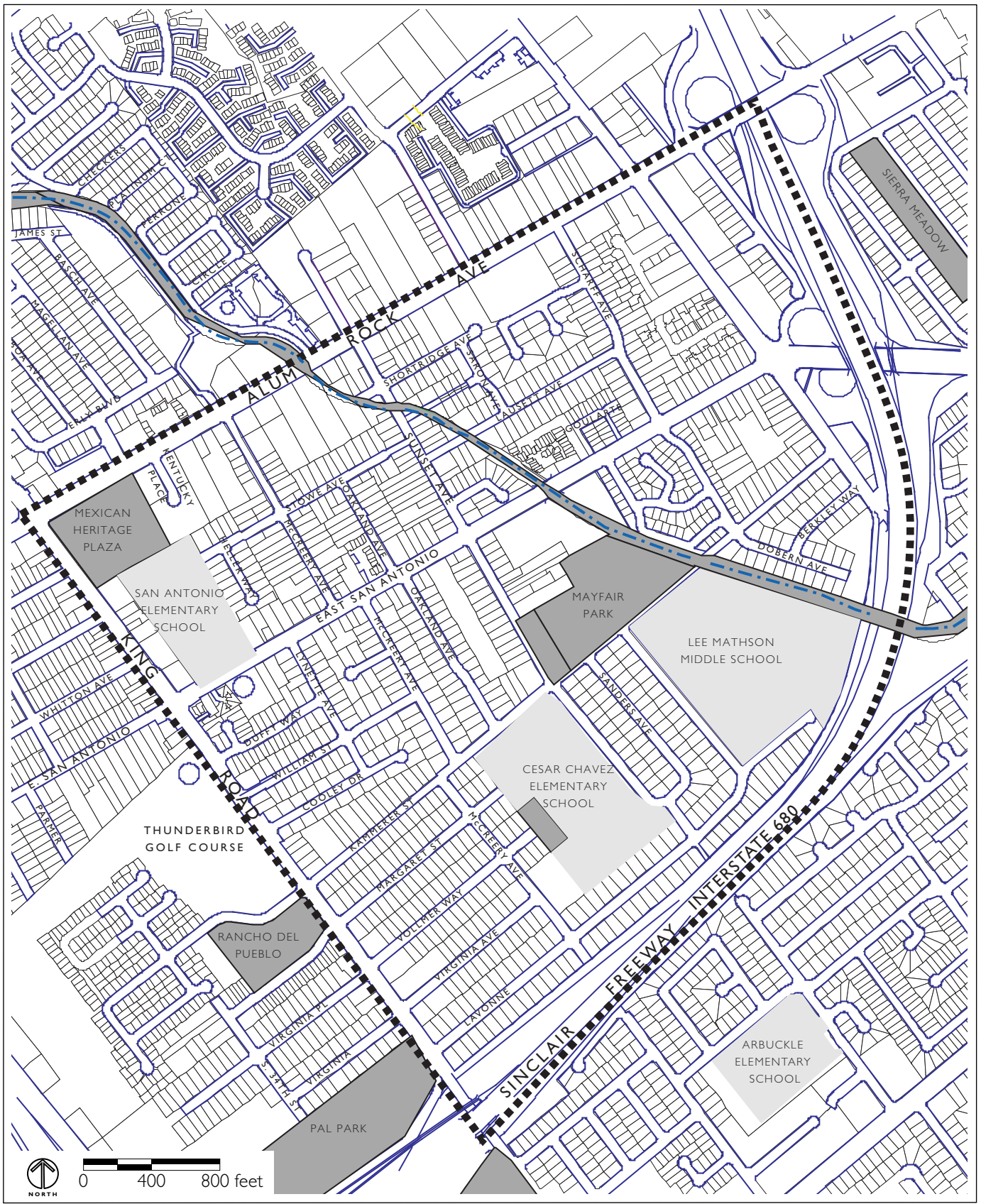
A. *Neighborhood Character and Land Use Characteristics*

As shown in Figure 3, the Mayfair neighborhood is predominantly a residential neighborhood with some businesses and various community facilities located along major arterials. Approximately 93% of the parcels in Mayfair are developed with residential uses, primarily one-story, single-family homes and duplexes. Most of these homes were built in the 1950's, through the 1980's. Many of the homes have front yards and fences that delineate their properties. There are two newer single-family housing developments located south of San Antonio Street, just east of Lower Silver Creek and west of Jackson Avenue, which consist of two-story stucco homes with tile roofs and two-car garages that front the street. Less than half of the single-family homes in Mayfair could be described to be in good to excellent condition, while about one-third of the homes are in fair condition, with the remainder in poor condition. A majority of the duplexes in the area are in fair to poor

condition, with many of the properties showing signs of wear and deferred maintenance.

Multi-family residential developments comprise approximately five percent of the uses in Mayfair and are generally located along major arterials. There are three multi-family housing developments located on Alum Rock Avenue, including Sunset Square Apartments, the Girasol and Villa Guadalupe housing developments, the latter two of which provide affordable senior housing. Three additional multi-family projects with affordable housing components are planned on Alum Rock Avenue, which are discussed in further detail in Chapter 5. There is also the Grail housing development located on San Antonio Street, and Virginia Apartments located on Virginia Way. Most of these multi-family developments are in very good condition, with the exception of Virginia Apartments which is in fair condition, and Sunset Square Apartments, which is in poor condition, showing signs of significant exterior disrepair such as units with missing windows that have been covered with plywood. According to the City's Housing Department, there are plans to rehabilitate and convert the Sunset Square Apartments to affordable units.

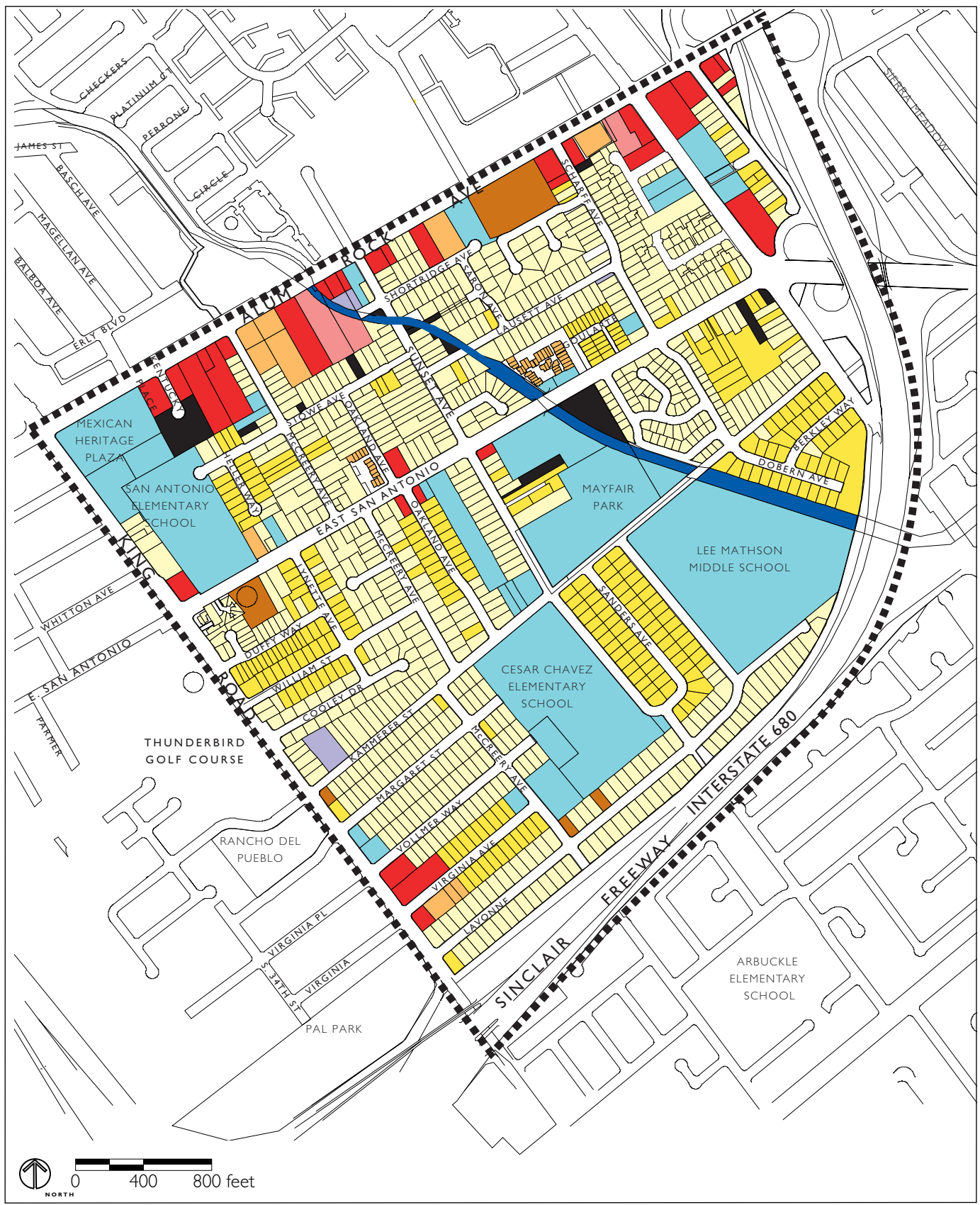
The bulk of commercial uses in Mayfair are primarily located along Alum Rock and Jackson Avenues, with some additional uses on King Road and San Antonio Street. Commercial uses along Alum Rock Avenue and Jackson Avenues



- Planning Area Boundary
- Lower Silver Creek
- Parks
- Schools

FIGURE 2

MAYFAIR NEIGHBORHOOD



■■■■■■■■■■ Planning Area Boundary

- | | | |
|--|--|--|
| ■ Commercial/Retail | ■ Single-Family Residential | ■ Public or Civic |
| ■ Commercial/Retail/Industrial | ■ Single-Family Residential/Other | ■ Water |
| ■ Industrial | ■ Multi-Family Residential | |
| ■ Vacant | ■ Other Residential | |

FIGURE 3

EXISTING LAND USES

are mainly comprised of general retail and services, fast food restaurants, gas stations and automotive shops, liquor stores and building and garden supply stores. Portions of Alum Rock Avenue within the Mayfair SNI area are designated as a Neighborhood Business District (NBD), according to the City's General Plan Land Use Map. A majority of the commercial uses in Mayfair are in fair to poor condition and are in need of facade improvements.

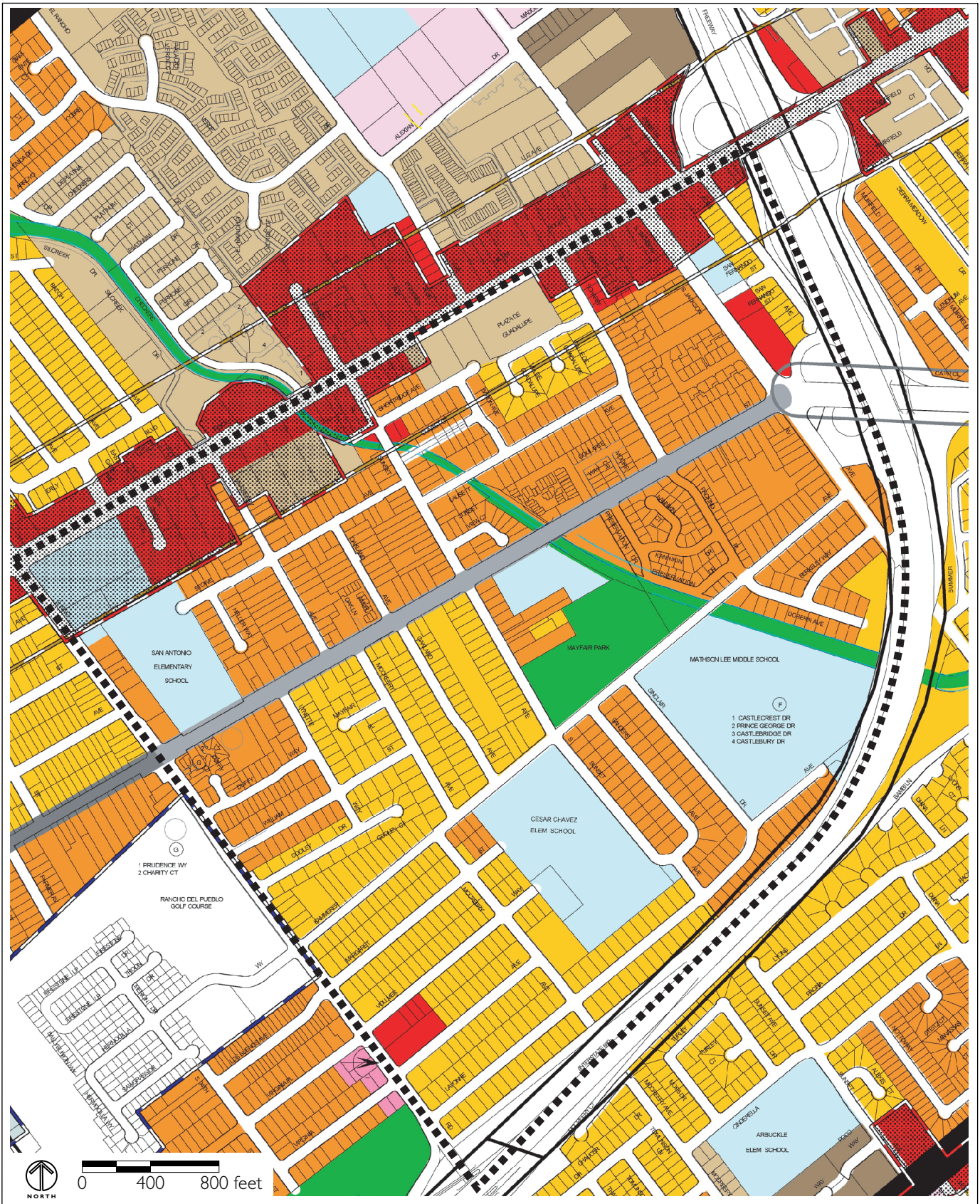
There are three public schools in Mayfair: San Antonio Elementary School, Cesar Chavez Elementary School and Lee Mathson Middle School. Mayfair is home to one public park, a city-operated community center and community garden, which are described in more detail below in the Parks, Recreation and Community facilities section.

Mayfair is has many religious and community-based organizations with a total of thirteen churches and additional community organizations such as the Mayfair Improvement Initiative (MII), the Mexican American Community Services Agency (MACSA), the San Jose Grail Development Corporation and the Catholic Charities of Santa Clara County. All of these community organizations are discussed in further detail below in Section I of this chapter.

B. General Plan and Zoning Designations

The City of San Jose has two land use tools that govern the type and character of development within the City's jurisdiction. These tools are the City's General Plan and its Zoning Ordinance. The General Plan assigns land use designations to each parcel of land. These designations dictate the general types and intensities of new development or redevelopment that will be allowed at each location. The Zoning Ordinance more specifically regulates development standards for property, such as building setbacks and massing and off street parking requirements, and regulates, more specifically, what uses are permitted on a given property. Where the General Plan Land Use designation and the zoning for a property are not consistent, the General Plan Land Use designation takes precedence and dictates the allowed use and intensity for new development or redevelopment. General Plan Land Use designations in the neighborhood are shown in Figure 4, while zoning is shown in Figure 5.

Within the Mayfair SNI area, the General Plan and the Zoning are, for the most part, consistent with one another and reflect the existing pattern of development. For example, the portions of the Plan area that contain single family homes are designated by the General Plan Medium Low Density Residential, which allows 8 dwelling units to the acre, a typical single family density in the City of San Jose, and are zoned for single family uses. The portions of the Plan



- | | | |
|---|-----------------------------------|---------------------------------------|
| Medium Low Density Residential (8.0 DU/AC) | General Commercial | Neighborhood Business District |
| Medium Density Residential (8.0-12.0 DU/AC) | Public/Quasi Public | Mixed-Use Overlay |
| Medium High Density Residential (12-25 DU/AC) | Public Park/Open Space | Transit Oriented Development Corridor |
| Residential Support for the Core Area (25+ DU/AC) | Neighborhood/Community Commercial | Planning Area Boundary |

FIGURE 4

GENERAL PLAN LAND USE DESIGNATIONS

MAYFAIR NEIGHBORHOOD IMPROVEMENT PLAN
CITY OF SAN JOSE STRONG NEIGHBORHOODS INITIATIVE

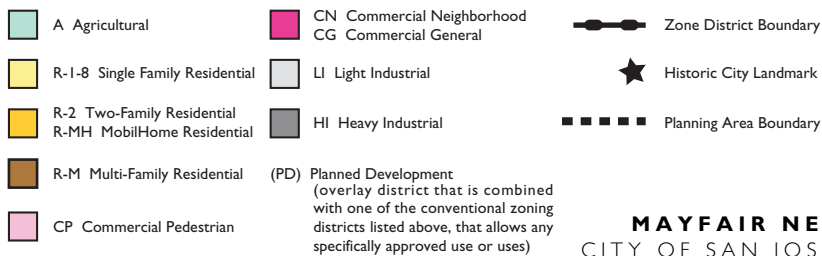
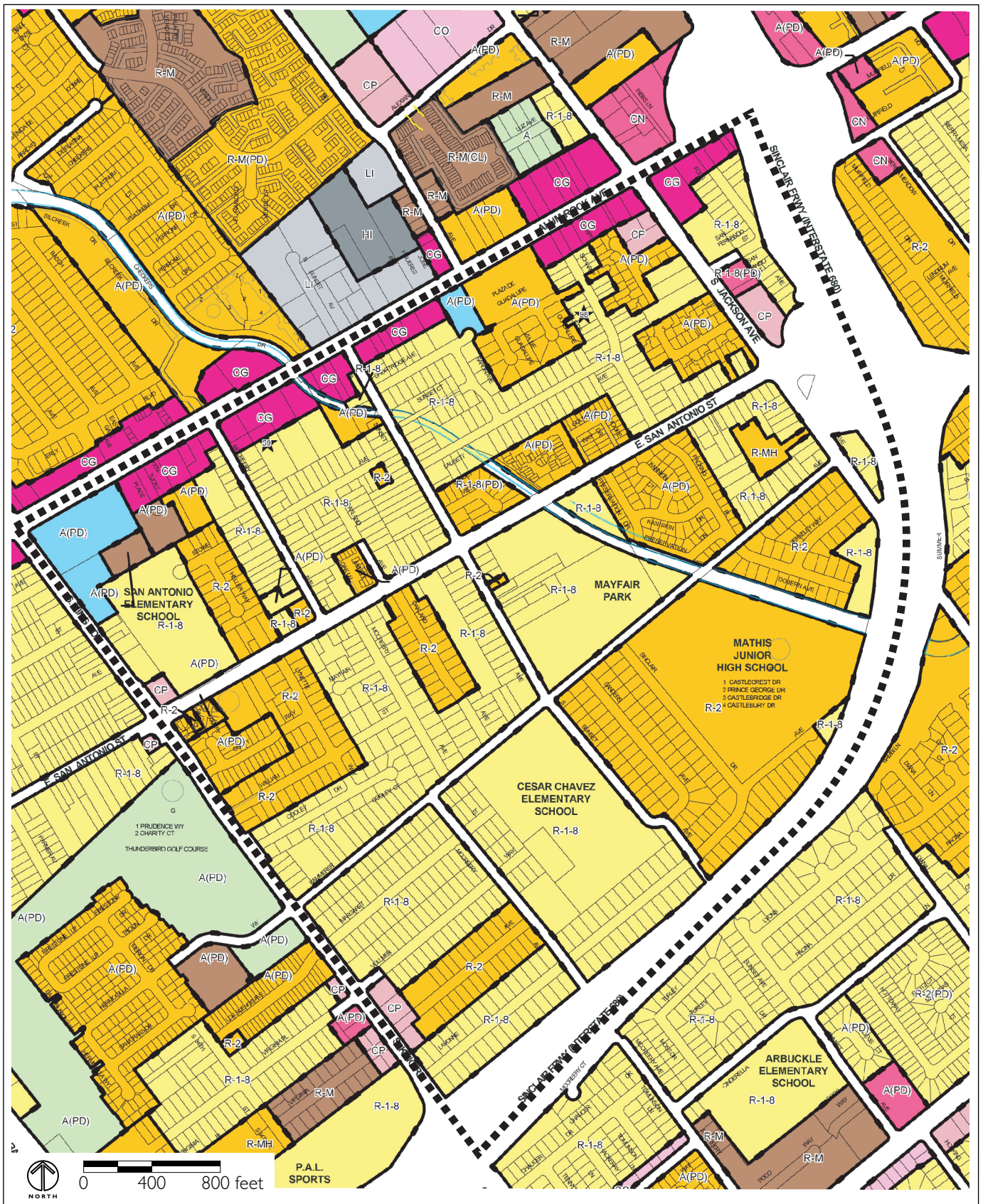


FIGURE 5

ZONING DESIGNATIONS

MAYFAIR NEIGHBORHOOD IMPROVEMENT PLAN
CITY OF SAN JOSE STRONG NEIGHBORHOOD INITIATIVE

area that contain multi-family development are generally zoned for multi-family uses and are designated by the General Plan for residential uses at a density range that reflects the existing residential density of a given property. However, many single-family homes in the neighborhood have multiple families living in them, so actual densities in the neighborhood are likely to be higher than prescribed densities overall.

In the portion of Mayfair north of East San Antonio Street, there is just one area in Mayfair where the General Plan designation allows for a slightly higher density than the existing zoning designation in some areas. In this area, the General Plan designation for the residential areas is predominantly Medium Residential Density, which allows 8 to 16 dwelling units per acre, while the zoning designations include some R-1 areas, allowing up to 8 dwelling units per acre, in addition to some Planned Development Districts, which is an overlay district that allows any specifically approved use in conformance with the General Plan.

C. *Transportation Characteristics*

Mayfair is bounded by two major arterials and a freeway. The area's southern and southeastern boundary is Interstate 680, a freeway connecting the area with the region. The northern boundary of the area is Alum Rock Avenue, a major arterial which provides a direct connection to downtown San Jose (where it is called Santa Clara

Street west of Highway 101). The western boundary of the Mayfair neighborhood is King Road, another major arterial with connections to the Interstate 280/680. In addition, San Antonio Avenue is a major east-west arterial running through the neighborhood that also provides a connection to downtown San Jose. Capitol Expressway and Interstate 101 are located approximately a third of a mile to the west and east, respectively, of the Mayfair SNI neighborhood.

1. **Transit**

There are a number of Valley Transportation Authority (VTA) bus routes that operate in the Mayfair area. Five bus routes make local stops in the Mayfair SNI neighborhood, including:

- ◆ Route 12 Eastridge Mall to San Jose Civic Center, via the Flea Market (weekends only)
- ◆ Route 22 Eastridge Mall to Palo Alto/Menlo Park Caltrain Station via Downtown San Jose (the heaviest traveled bus line in the County)
- ◆ Route 300 (Limited Stops) Eastridge –Mall to Palo Alto/Menlo Park Caltrain Station via Downtown San Jose
- ◆ Route 64 Almaden LRT Station –to Alum Rock and Miguelito
- ◆ Route 70 Capitol LRT Station –to Milpitas
- ◆ Route 77 Milpitas to Evergreen College

Express bus route 503 runs along the Mayfair area's southeastern boundary, on Interstate 680; however, it does not stop in the neighborhood. The closest stop of this bus route to the Mayfair SNI area is located roughly 1.5 miles away.

The VTA is in the process of constructing additional light rail lines and bus improvements in the City of San Jose. The Capitol Light Rail Transit (LRT) Line, which is currently under construction, will terminate just south of Alum Rock Avenue on South Capitol Avenue, which is slightly outside the Mayfair SNI area's boundaries to the east.

As part of the Downtown East Valley Transit Improvement Project, the VTA is planning major transit improvements from Downtown San Jose, along the Santa Clara/Alum Rock Avenue corridor to the Alum Rock Station as shown in Figure 6. Potential modes under consideration in the Santa Clara/Alum Rock corridor include light rail, streetcar, and enhanced bus. The Capitol Expressway LRT will extend from Alum Rock Station to the Eastridge Transit Center and beyond to the Guadalupe LRT line at Highway 87.

Under the light rail alternative, the portion of the Downtown/East Valley Transit Improvement Project that runs along the northern boundary of the Mayfair SNI area, along Alum Rock Avenue from King Road to Jackson Avenue, currently has three proposed station locations at King Road, Sunset Avenue and Jackson

Avenue, (shown in Figure 6). Since this area along Alum Rock Avenue is also designated as a Redevelopment Area, the VTA and the City of San Jose's Redevelopment Agency are currently working together to explore station area concept plans that would further their mutual goals of redeveloping the area with a transit-friendly orientation.

2. Traffic and Pedestrian Safety

Traffic and pedestrian safety is an important issue to the residents of Mayfair. The neighborhood is designed for automobile traffic, but is a pedestrian neighborhood, due partly to culture and partly to poverty. Community members report that speeding and drivers ignoring stop signs make it difficult for pedestrians, especially children, to travel safely through the area, especially when traveling to and from neighborhood schools, Mayfair Park and other community facilities, many of which are located along busy arterial streets. In addition, high volumes of cut-through traffic on residential streets, and blind turns caused by sight obstructions from parked cars were also major traffic concerns cited by residents. The community expressed the need for additional traffic control measures to enhance safety for pedestrians.

3. Parking

Generally, the on-street parking spaces in Mayfair are consistently at capacity. In addition, there are often multiple cars parked in the driveways of houses, and occasionally in the

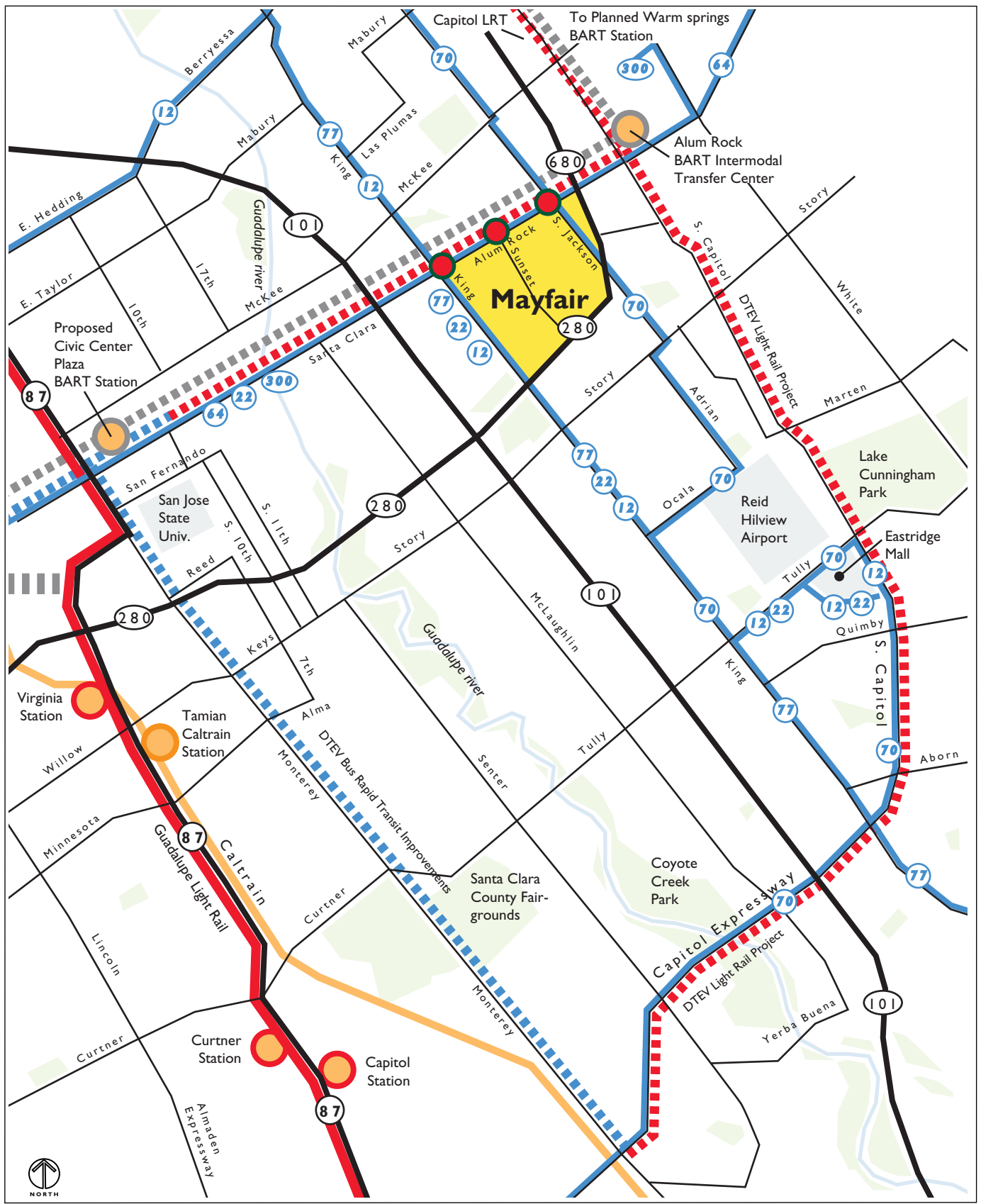


FIGURE 6

TRANSIT

front yard. Residents report that there is a lack of on-street parking in some areas of the neighborhood. This lack of on-street parking could be due to a few factors: It is probably due in part to abandoned vehicles taking up on-street parking spaces, and in part to population density: the parking provided may meet City parking standards, but is not sufficient for the actual population in the area. To the extent that there is overcrowding in single-family homes in this area, it would be a major contributor to excessive on-street parking.

D. Demographics

In 2000, the U.S. Census found 8,349 people living in the Mayfair neighborhood, which falls into Census Tract 5037.02. According to the Census, the ethnic and racial composition of the area in 2000 was the following: 31.5% of the total population was white, 13.7% was Asian, 2% was Black or African American, 1.4% was American Indian and Alaska native, 0.9% was Native Hawaiian and Other Pacific Islander; 45.1% of the population categorized themselves as “Some Other Race” and 5.9% were self-reported as “Two or More Races”. The Mayfair community is predominantly of Latino origin. In 2000, approximately 80.1% of the area’s population was of Hispanic or Latino origin, of which 70.5% was Mexican.

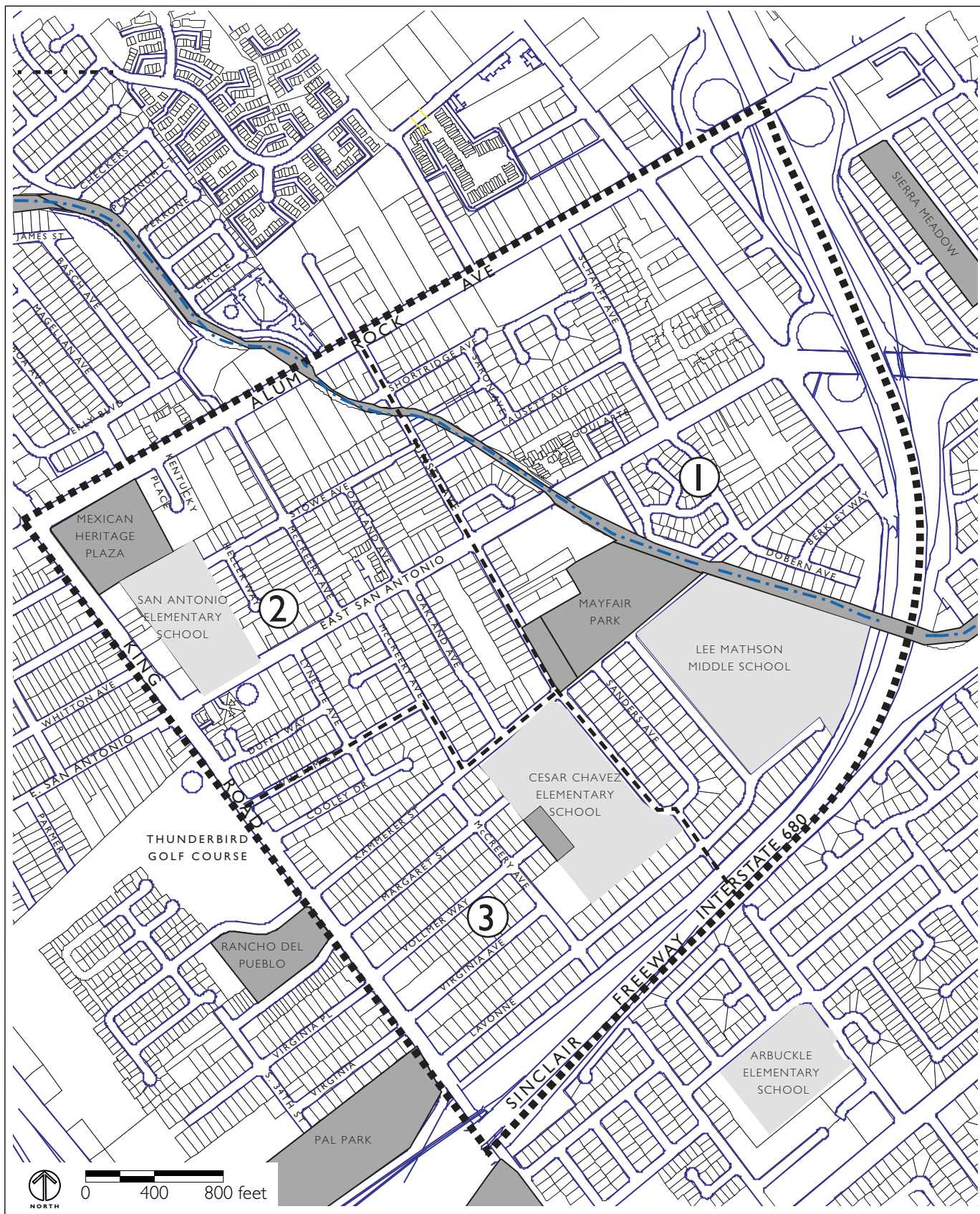
In 2000, the average household size was 4.84 persons per household, and the average family size was 4.9 persons in Mayfair. This is higher than the overall averages for the City of San Jose in 2000, which were 3.2 and 3.62 persons per household and per family, respectively.

Relative to the entire City of San Jose, the Mayfair neighborhood had proportionally more children in 2000. In 2000, 33.8% of Mayfair’s population was under 18 years of age, as compared with 26.4% for the City as a whole. Mayfair had a slightly lower proportion of adults aged 65 years and over than the City of San Jose in 2000. Only 7.1% of this area’s SNI population fell into this age bracket as compared to 8.3% of the City’s total population.

In 2000, the residents of the Mayfair SNI area had a median household income of \$42,916, as compared with \$70,243 for the City of San Jose as a whole. Nearly 72% of Mayfair resident households had incomes below the City of San Jose median, and up to 25% live below federal poverty guidelines.

TABLE I: 2000 REPORTED HOUSEHOLD INCOME

Income Level	Percent of Households	
	Mayfair	San Jose
Over \$150,000	2.8%	12.2%
\$100,000 - \$149,999	10.6%	18.6%
\$75,000 - \$99,000	14.3%	15.7%
\$50,000 - \$74,999	15.9%	20.1%
\$35,000 - \$49,999	18.9%	11.9%
\$25,000 - \$34,999	11.5%	7.3%
\$15,000 - \$24,999	12.4%	6.4%
Up to \$14,999	13.6%	7.8%



■■■■■■ Census Tract 5037.02
 - - - - - Block Group Boundaries

FIGURE 7

CENSUS TRACT 5037.02 AND BLOCK GROUP BOUNDARIES - 2000

MAYFAIR NEIGHBORHOOD IMPROVEMENT PLAN
 CITY OF SAN JOSE STRONG NEIGHBORHOODS INITIATIVE

According to the U.S. Census, approximately 59% of Mayfair’s population aged 25 years and over had only a 12th grade or lower level of education, as compared to 21.7% of the city as a whole. The Mayfair SNI area has a much lower proportion of residents that have completed high school or any type of higher education than the city of San Jose as a whole in 2000. Approximately, 16.7% of Mayfair’s population aged 25 years and over were high school graduates only, as compared to 18.1% of the City’s population. Approximately, 7.9% of the population of Mayfair had some college or associate degree in 2000, as compared with 28.6% of the city as a whole. Only 8.4% of Mayfair residents had a bachelor’s or graduate/professional degree in 2000. In the city as a whole, 31.5% of the population held a bachelor’s or graduate degree.

TABLE 2: LEVEL OF EDUCATION		
	Mayfair	San Jose
Grad or professional degree	2.3%	10.7%
Bachelor’s degree	6.1%	20.8%
Associate’s degree	4.4%	7.7%
Some college	10.9%	20.9%
High School grad	16.7%	18.1%
9th -12th no diploma	21%	10.9%
Less than 9th grade	38.4%	10.8%

E. Housing

According to the U.S. Census, there were 1,711 reported housing units in Mayfair. Out of these units, 40.2% of those units were owner-occupied in 2000. The City of San Jose had a comparatively higher owner-occupancy rate of 61.8% in 2000.

The U.S. Census found that the median value of owner-occupied housing in Mayfair was \$267,000, as compared to \$394,000 for the City as a whole. Median contract rents in Mayfair were reported to be \$847/month, as compared with \$1045/month for the City of San Jose.

Gross housing density in Mayfair is 5.34 dwelling units to the acre. Net housing density in the area, the number of dwelling units per acre of the land in Mayfair that is developed with residential uses, is 10.5 dwelling units to the acre. Many single-family homes in the neighborhood have multiple families living in them, so actual densities in the neighborhood are higher.

F. Infrastructure Conditions

This section describes the condition of the public infrastructure in the study area, including streets, sidewalks, curbs and gutters, street trees and lighting.

The condition of the curbs, gutters and sidewalks in Mayfair in general is fair. Sidewalks along the arterial streets tend to be wider, such as Alum Rock Avenue, San Antonio Street, Jackson Avenue and Sunset Avenue. There are portions of the sidewalk along Alum Rock Avenue between McCreery and Sunset Avenue that are in very poor condition where sections are heavily cracked or missing. In general, most of the sidewalks along the smaller residential streets in Mayfair are narrow, typically three to four feet wide without street trees or planting strips. Exceptions to this are portions of Scharff Avenue, William Street and Oakland Avenue. Sidewalks are particularly narrow along streets in the southwest portion of the Mayfair neighborhood, on Margaret Street, Vollmer Way and Virginia and Lavonne Avenues.

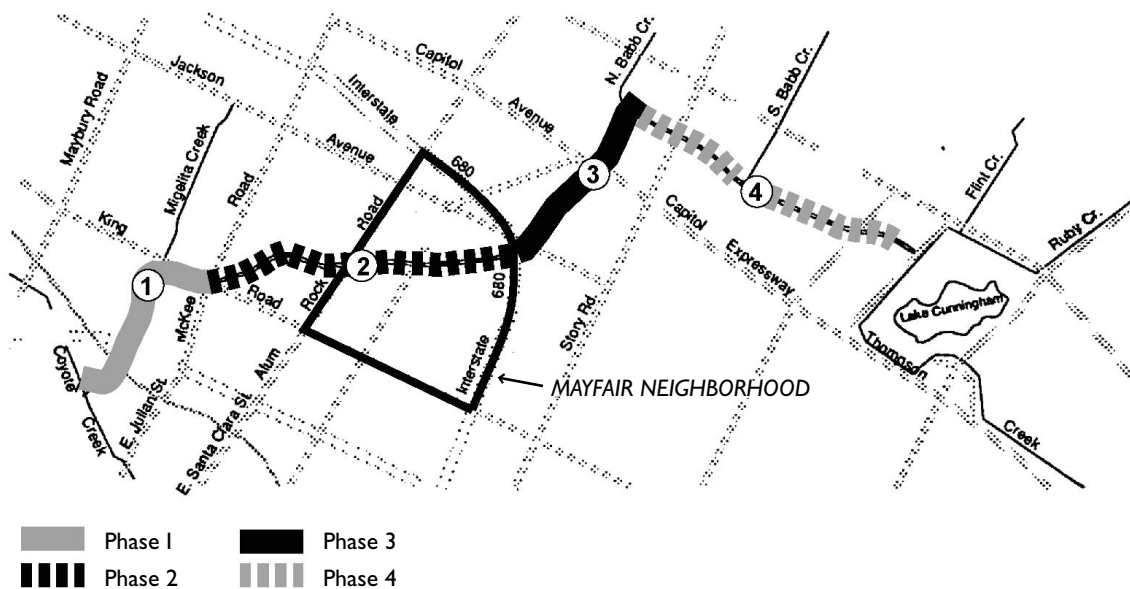
All of the curbs on arterials and major streets have handicap accessible curb cuts. On smaller residential streets the presence of curbcuts is variable. Handicap accessible curb cuts make access to sidewalks easier for disabled and elderly residents, and people pushing baby carriages. The City requires property owners to maintain the sidewalks, park strips, curbs and gutters adjacent to their properties. The City of San Jose has a

grant program to reimburse eligible property owners for the cost of sidewalk repairs.

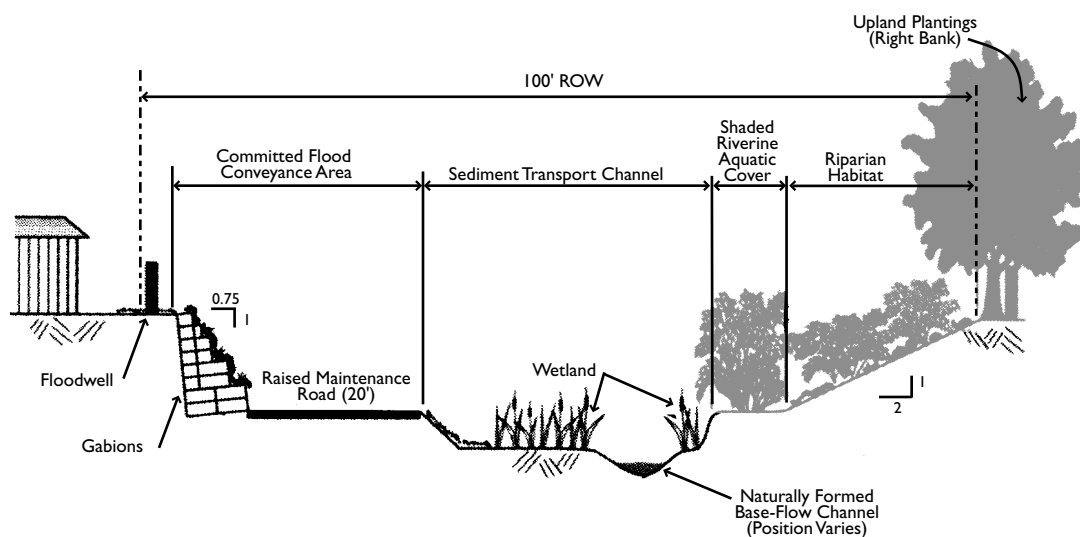
Many of the smaller neighborhood streets in Mayfair do not have street trees. Street trees in the area are primarily located along arterial streets, such as Alum Rock Avenue, San Antonio Street, Jackson Avenue, and Sunset Avenue. Portions of Scharff Avenue, William Street and Oakland Avenue and Preservation Way also have street trees. There are some areas where trees have caused sidewalk damage and/or need to be replaced. Street trees are planted in the park strip of the sidewalk, and as such, are also considered to be the responsibility of the owner of the property that fronts that portion of the sidewalk. The City will remove a tree if it poses a threat to public health and safety, as in the case of dead trees.

The condition of the streets in the Mayfair area is generally good. Some of the streets in the neighborhood are stained with oil in the parking lanes and show signs of tire skidmarks.

Much of the Mayfair area has cobra-head street lighting. Residents report that improved street lighting is needed throughout Mayfair. Residents would like all of the street lights in Mayfair to be upgraded to current City construction standards, in order to enhance the overall safety of the neighborhood. Recently, the City's Department of Public Works has begun work on installing new street lights on a portion of the streets in the neighborhood as part of the "Mayfair 2002 Street Lighting Project".



Santa Clara Valley Water District Proposed Improvements to Lower Silver Creek



Cross-section of a Proposed Creek Improvement in Phase 2 of Lower Silver Creek

FIGURE 8

SANTA CLARA VALLEY WATER DISTRICT LOWER SILVER CREEK IMPROVEMENT PROJECT

In the past, concerns have been raised about flooding in the area relating to Lower Silver Creek, likely the result of a lack of capacity of the Lower Silver Creek channel. Inadequate capacity in the creek could be due to the size of the channel and/or the presence of significant obstructions (e.g. trash) in the creek. Currently, Lower Silver Creek does not have the capacity to accommodate a 100-year storm event. The Santa Clara Valley Water District (SCVWD) is planning to construct improvements to Lower Silver Creek that will increase its capacity to be able to carry the flows of a 100-year storm. Once this project is completed, it is expected that the community will not experience flooding problems related to the creek, provided that the creek is kept free of garbage and other debris. Phase 2 of the project, the portion which is located in Mayfair, is scheduled to begin in spring 2003. To minimize disruption to wetlands and ecosystems, construction within creeks in California can only be performed in late spring through early autumn when flow is at its lowest. With this condition and the significant amount of work involved, each phase of the project is expected to be conducted over two consecutive construction seasons. In order to carry out the improvements in Phase 2 of the project, SCVWD will need to acquire some of the properties abutting the creek. SCVWD is currently in the process of negotiating with affected property owners in the area. The location and a cross-section of the SCVWD's planned improvements to Lower Silver Creek in the study area are shown in Figure 8.

G. Community Appearance/Blight

Many property owners and tenants in Mayfair take pride in the neighborhood and work to maintain the appearance of their properties and of the area in general. However, individual cases of poor property maintenance detract from the quality of the neighborhood as a whole. Excessive garbage, illegal dumping, graffiti, and abandoned vehicles are common throughout Mayfair and degrade the general appearance of the neighborhood.

1. Litter and Dumping

Litter, illegal dumping and improper disposal of household wastes are a consistent problem throughout Mayfair. The worst areas for litter and garbage are along Dobern Avenue/Berkeley Way, San Antonio Avenue near Our Lady of Guadalupe Church and the Mayfair Community Center area. In addition, areas that are sheltered from constant observation, such as along the banks of Lower Silver Creek, along the borders of school and community playing fields, and the areas bordering Interstate 680 are problem areas for litter and garbage.

2. Street Sweeping

Another issue of concern to the community is the effectiveness of the current City street sweeping program. Residential streets in the Mayfair SNI neighborhood are swept twice a month. In the City, residents are encouraged to move their cars on street sweeping days on a voluntary ba-

sis. The City's Department of Transportation (DOT) mails a calendar of the street sweeping schedule to each property owner once a year, but there are no signs posted to remind residents to move their cars and no penalties are incurred for parking on the street during sweeping hours. A high number of vehicles parked on the street during the sweeping hours precludes effective sweeping by blocking access to the gutter where debris and organic materials can accumulate.

3. Abandoned Vehicles

Residents have complained about abandoned or inoperable vehicles that are parked on the streets, on front lawns, or in shopping area parking lots during off-hours. This negatively impacts the overall appearance of the area and contributes to on-street parking problems and diminishes the effectiveness of street sweeping services.

4. Graffiti

Graffiti or "tagging" occurs in the Mayfair SNI area, primarily on fences of private property and on play equipment in Mayfair Park.

5. Residential Property Maintenance

Residents report that there are a number of homes and buildings in the neighborhood that are dilapidated and generally poorly maintained with trash and other items in the yards.

H. Parks, Recreation and Other Community Facilities

This section describes the City parks, recreation and other community facilities in and near the Mayfair SNI area.

1. Parks and Community Centers

There is one City park and City owned and operated community center, the Mayfair Park and Mayfair Community Center, in the Mayfair SNI area. The park currently offers picnic tables and barbeque areas, basketball courts, a playground and a pool. A variety of educational and recreational programs for youth, adults and seniors are offered through the community center by the City and by its partner organizations. There is a draft master plan, currently largely unfunded, to improve the park and the community center. Proposed improvements include safety enhancements, new and upgraded park facilities, an expanded community center, trails along Lower Silver Creek, and streetscape improvements to portions of Kammerer Avenue abutting the park area. These improvements are broken down into five phases:

- ◆ Phase I: Kammerer Street Improvements
- ◆ Phase II: Lower Silver Creek Restoration
- ◆ Phase III: Community Center Building

- ◆ Phase IV: Park Improvements, and
- ◆ Phase V: Pool and Pool House.

Only two of these phases, the expanded community center and the improvements to Lower Silver Creek, are fully funded to date. Adjacent to the park and the community center is the 3.4-acre Mayfair Community Garden, the largest public garden in San Jose. It currently has 115 individual and family garden plots.

Just to the southwest of the Mayfair SNI area is another City park and sports complex, the Police Athletic League (P.A.L.) Park/Sports Complex. The P.A.L. Sports Complex, located at King Road and Highway 280, is jointly managed by the Parks Division and the Police Athletic League. It features lighted softball, baseball, football and soccer fields. A number of recreation programs, including softball, baseball, basketball, football, soccer, and martial arts, are offered for youths aged 7 to 18. P.A.L. facilities are open to the general public, however, they must be reserved in advance for a fee, and scheduled P.A.L. activities have priority use. In addition, Emma Prusch Park, a regional park open to the public, is located just outside of the Mayfair SNI area to the southwest at King Road, south of I-280.

2. Libraries

There is no branch library located in the Mayfair SNI area. The closest branch libraries to the Mayfair neighborhood are the East San Jose Carnegie Branch Library, the Educational Park Branch Library, the Hillview Library, and the County's Alum Rock Branch Library, which are all approximately within 1.5 miles from Mayfair. Residents report that many people also use the Biblioteca Branch Library because it provides an atmosphere that people like and is a Spanish language facility, even though it is further from Mayfair in comparison to other libraries. Computer and adult literacy classes are provided at these branch libraries. The San Jose Public Library also operates a Bookmobile Program, which is a specially designed and equipped mobile branch of the San Jose Public Library, as one measure for those who do not have convenient access to other library facilities. There is a Bookmobile stop in the Mayfair neighborhood at the Grail Community Center at 2003 East San Antonio Avenue. Currently, the Bookmobile stops at the Center for 45-minute periods, twice a month.

I. Existing Programs and Services

There are a number of public and private facilities in Mayfair that provide resources and support for the community.

1. City Programs

City programs in Mayfair are mainly offered through different divisions of the Department of Parks, Recreation and Neighborhood Services (PRNS), the Office of Economic Development and by the San Jose Public Library. City facilities located in Mayfair and their services including Mayfair Park, Mayfair Community Garden, Mayfair Community Center and nearby public branch libraries are discussed in detail in the previous section. The City of San Jose also offers a Homework Centers Program where it provides grant funding to local school districts and community-based organizations to provide homework assistance, access to computers and related technology, tutoring and/or targeted skills training in a safe environment. In the Mayfair neighborhood, Lee Mathson Middle School offers a Homework Center program.

The City's Office of Economic Development currently offers employment assistance services through the Silicon Valley Workforce Investment Network's (SVWIN) "One-Stop" Employment Centers. Services provided include: career counseling, resume assistance, interviewing and networking coaching, help with English language skills, job placement, access to computers and

the Internet, supportive services for the family and child care. While some of these services are available regardless of citizenship status, because the program is federally funded, many of the programs are limited to documented individuals. The One-Stop nearest to the Mayfair neighborhood is located at 1775 Story Road (at the intersection of King Road) in Suite 120.

2. Non-City Programs

Non-City community programs available to members of the Mayfair community are offered through a number of community-based organizations, local school districts and the County of Santa Clara. Many of these organizations are briefly described below, listed in alphabetical order. Many of the neighborhood's thirteen churches also offer service programs to local residents, but these programs are too numerous to discuss here.

Catholic Charities Eastside Neighborhood Center: The Eastside Neighborhood Center and Senior Center, operated by Catholic Charities, provides educational, recreational, wellness, nutritional, and social services including multicultural special events, classes, presentations, and workshops, social services and nutritional programs for seniors. Classes provided include computer classes and citizenship classes. The programs are mostly free or low-cost. This neighborhood center is located at 2150 Alum Rock Avenue.

Grail Community Resource Center (GCRC):

The Grail Community Resource Center (GCRC), a project of the San Jose Grail Development Corporation, provides programs in computer education, child and adult literacy, and community leadership. In collaboration with partner agencies the GCRC also provides ESL classes, community workshops, parenting classes, access to health information through its Health Library, and a Professional Development Program. The GCRC is located at 2003 East San Antonio Street.

Mayfair Improvement Initiative (MII): The Mayfair Improvement Initiative offers a number of programs in partnership with the City and other community-based organizations. The Mayfair Improvement Initiative was launched by the William and Flora Hewlett Foundation as part of a larger Neighborhood Improvement Initiative Project which was comprised of a seven-year, cross-disciplinary demonstration effort at improving living conditions in low-income neighborhoods in the nine-county Bay Area. The Mayfair Improvement Initiative's offices are located at 2342 Alum Rock Avenue.

Programs offered by the Mayfair Improvement Initiative and its partners cover the following topic areas: educational, public safety, health and social services, economic development and employment, housing, neighborhood beautification, arts and culture and neighborhood capacity building. These programs grew out of a neighborhood planning effort that is documented in the

Mayfair Strategic Plan for Neighborhood Transformation, a comprehensive strategic plan for neighborhood improvement completed in Fall 1997. The plan calls out 76 projects to be implemented over the next six years to address the social, physical and economic issues identified by the Mayfair community as the highest priority concerns facing the neighborhood.

Mexican American Community Services Agency, Inc. (MACSA):

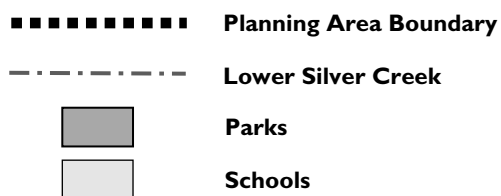
The Mexican American Community Services Agency (MACSA) offers a wide variety of educational programs and social services for children, youth, and seniors throughout Santa Clara County, in particular East and Central San Jose, Alviso, Morgan Hill and Gilroy. Three of its centers, including its Adult Day Health Center, the East San Jose Youth Center and the Intervention Center, in addition to its main offices are located in the Mayfair SNI area. The Adult Day Health Center, located at 130 Jackson Avenue, provides health and social services and activities for seniors. The East San Jose Youth Center, located at 660 Sinclair Drive, near Lavonne Avenue, provides recreation, daycare and educational programs for children, as well as mentoring, health education and job training programs for young adults. The Intervention Center, located at 2254 Alum Rock Avenue (near Scharff Avenue), offers a number of gang intervention services. MACSA also operates a charter school in Mayfair, Academia Calmecac, which is co-located at the site of its Youth Center at Sinclair Drive. The school currently offers enrollment at the

9th and 10th grade levels and plans to offer an additional grade level each year until all four grade levels of high school are offered.

**Nuestra Casa Family Resource Center -
Santa Clara County Social Services Agency:**

Nuestra Casa Family Resource Center, operated by the County of Santa Clara Social Services Agency, provides services designed to keep families together in their own homes while strengthening the parents' ability to provide a safe and healthful home environment for their children. Services include on-site support groups and counseling for problems of family violence, drug/

alcohol abuse, parenting effectiveness, appropriate discipline, caring for medically fragile children and other issues that can cause family dysfunction. Time-limited services may be based upon a voluntary agreement with the parents, or the Juvenile Court may order services to be provided under Section 300 of the Welfare and Institutions Code. Special culturally sensitive services are available for Chicano/Latina, African American and Asian Pacific families. The Center is open to all families, however, priority registration is given to Social Service Agency clients. The Resource Center is located at 1998 Alum Rock Avenue.



PARKS AND COMMUNITY FACILITIES

MAYFAIR NEIGHBORHOOD IMPROVEMENT PLAN
CITY OF SAN JOSE STRONG NEIGHBORHOODS INITIATIVE

CHAPTER 2 : EXISTING CONDITONS
